

**MSA ARCHITECTS, INC.**  
ARCHITECTURE & PLANNING  
7695 S.W. 104TH STREET  
SUITE 100  
MIAMI, FLORIDA 33156  
305/273-9911  
AAA C000895

December 04, 2014

Re: ZNPR Zoning Process Narrative  
Site Plan Resubmittal #5- 12/12/2014  
Three Lakes Apartments  
Process Number C201511357



To Ms. Alessandria Palmer,

CS/ Cover Sheet

- Updated Resubmittal date to 12/12/2014 and rendering image to reflect latest

A-0.1/ Tabulations

- Rectified Building Tabulation per Site Plan for Building 2 & 4

A-0.2/ Details

- Revised Detail #7- removed references to "Compact Parking"  
- Revised Trash Enclosure plan and elevations, removed walls which provided visual obstructions and accessible approach to trash hatch door

A-1.1/ Site Plan

- Removed arm gates at swing gate locations and North East site exit  
- Updated clubhouse background footprint  
- Indicated continuous accessible route throughout the site- including Trash Enclosure  
- The Mail Box Plaza was relocated to the Clubhouse (West Side Elevation) to provide easy access, visual security and welcoming approach for residents collecting their mail.  
- Indicated 6'-0" Pre-Cast Wall at North West end of site for privacy & security

A-2.1, 2.2, 2.3 & 2.4/ Building Plans

- Removed roof parapets and adjusted Balconies to reflect latest elevations  
- Indicate Fire Alarm Closets at side of Buildings (level 1)

A-2.5/ Clubhouse Plans

- Clubhouse plans adjusted to reflect the latest Construction Documents, providing additional Market driven Amenities, additional plumbing fixtures per Code requirements and coordination with Mechanical, Plumbing & Electrical Disciplines. Revised from single to double doors at main entry

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#### A-2.6/ Clubhouse Elevations

- The Adjustments to the Clubhouse Building Elevations include the enlargement of windows at ground and second level to complement the Spanish Eclectic Architecture Style indicated in the Apartment Buildings and provide enhanced views from the interior of the clubhouse.
- The Mail Box Plaza was relocated to the West Side Elevation to provide easy access, visual security and welcoming approach for residents collecting their mail.

#### A-3.1, 3.2 & 3.3/ Apartment Building Elevations

- Removed Santa-Fe style parapet walls at roof level and provided Hip Roof Style, provided additional decorative columns at second level balconies, additional canopies at building sides & decorative stucco bands in the third level exterior elevation to complement the Spanish Eclectic Architecture Style. This transition served as a response to the neighborhood's compatibility concerns during the public hearing process.

#### A-3.4/ Apartment Building Elevations

- Removed Santa-Fe Style parapet walls at roof level and provided Hip Roof Style, provided additional decorative columns at second level balconies, additional canopies/ shutters at building sides & decorative stucco bands in the third level exterior elevation to complement the Spanish Eclectic Architecture Style. This transition served as a response to the neighborhood's compatibility concerns during the public hearing process.
- Removed Post Office Plaza (relocated outside of Clubhouse) from side of Building

#### A-4.1 & 4.2/ Apartment Unit Plans

- Minor interior partition alterations to provide Fair Housing Accessibility & coordination with Mechanical, Plumbing and Electrical Disciplines
- Building Type 1 deleted a window in Unit B-1 (corner elevations) to provide additional wall space within the Great Room Area, which offer a welcoming and more functional space for furniture & décor.

#### A-5.1 & 5.2/ Garages

- Removed Santa-Fe Style parapet walls at roof level and provided Hip Roof Style to complement the Spanish Eclectic Architecture Style indicated in the Apartment Buildings
- Removed rear swing doors in private garages, except for Handicap Stall

Please do not hesitate to contact me with any questions or concerns at (305) 273-9911.

Sincerely yours,  
Chris Catalan- PM  
**MSA Architects, Inc.**

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